

Appendix 2: Outline Development Plan

The following Outline Development Plan (ODP) has been designed for approximately 13.5ha on the south eastern of Darfield Township adjoining the southwestern corner of the area identified in Appendix 41 of the Selwyn District Plan. The ODP seeks to enable the development of the site to Living 2 densities and to provide for a low density residential style of development.

The following matters form part of this ODP, and are required to be addressed at the time of subdivision.

Connectivity

At the time of subdividing that part of the ODP area adjacent to the proposed new road identified, provision shall be made for land to be set aside for future roading connections to the adjoining site east of the site in a coordinated manner. This shall ensure the roading network identified in Appendix 41 of the Selwyn District Plan and the roading network identified for the ODP area are consistently aligned.

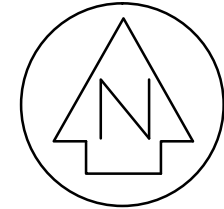
Landscaping

The existing pine tree hedging along the boundary with Crekye Road is to be largely retained. Where it is removed (excluding for access reasons) it shall be replaced with a 5m wide landscape buffer containing grouped trees consistent with the adjoining Living 2A zone and in accordance with the provisions of the ODP.

The existing hedging along Telegraph Road is to be largely retained, except for where any new access onto Telegraph Road is necessary.

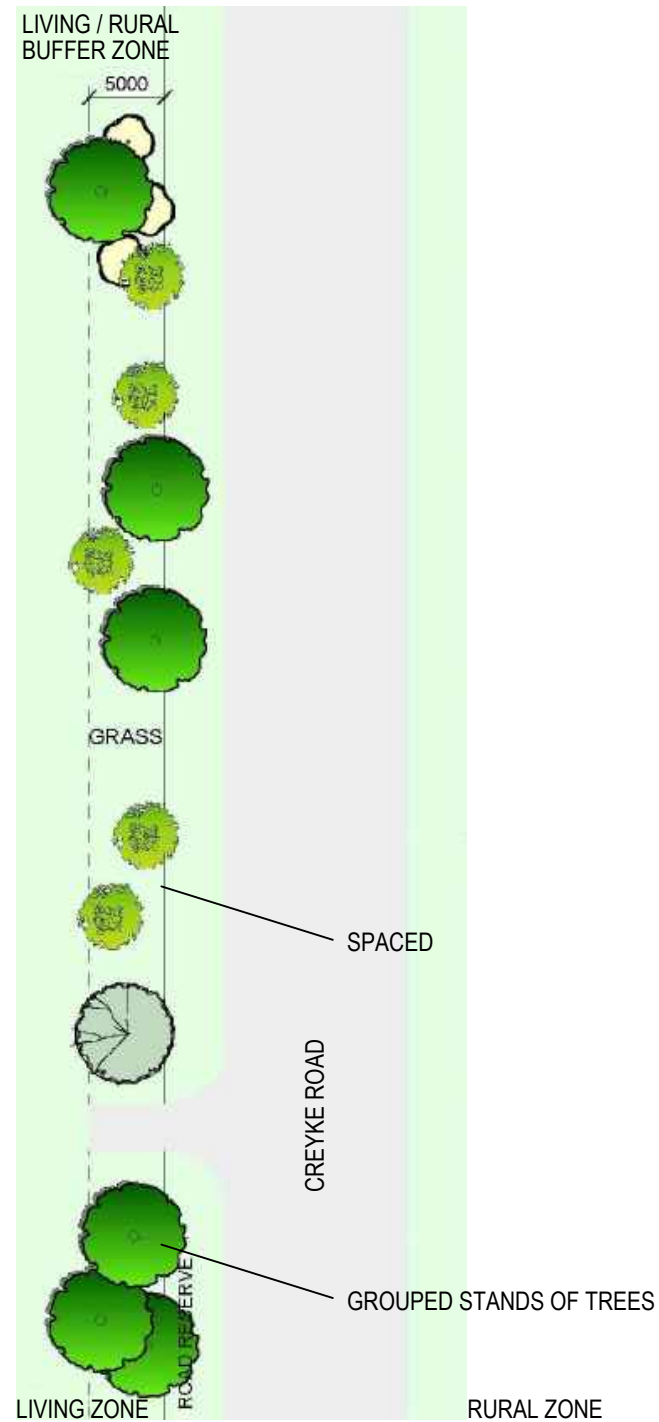
Water Race

At the time of subdivision, provision for the retention of the water race adjacent to Telegraph Road will be required. Any new access onto Telegraph Road will be required to provide a bridge across the water race.



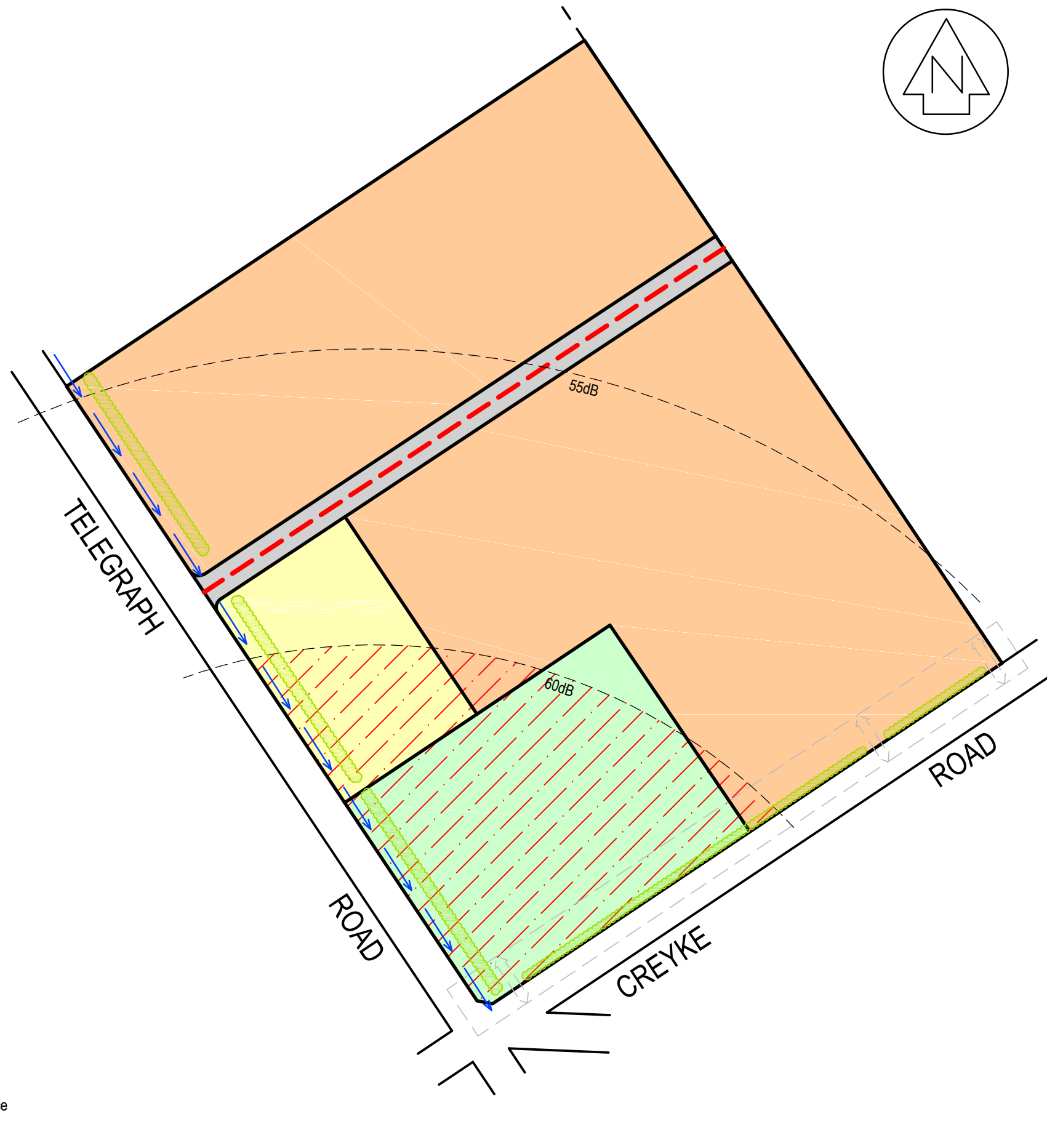
NOTES :

1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.



PLAN SECTION - LIVING / RURAL BUFFER ZONE, SCALE 1:500@A3
Selwyn District Plan - Township Volume - PART E, Appendix 41

5mwide landscape buffer living and rural zone.
Existing Pinus radiata to remain 4-6m high maximum. If removed replace
with deciduous large sized trees. Grouped, interspersed and
predominantly deciduous so as to create semi rural parklands feel.



LEGEND

- 0.5ha Zone (avg area)
- 1.0ha Zone (avg area) (1 Lot)
- 2.0ha Zone (avg area) (1 Lot)
- Secondary Road
- Existing road boundary vegetation/shelterbelt . 5m wide landscape buffer to be retained along Creyke Road frontage.
- Water Race
- 'No New Dwellings'
- Noise Contour from Gun Club
- Living / Rural Buffer Zone

REV	DATE	REVISION DETAILS	
F	07/07/16	ODP PLAN	A CAIN
E	06/05/16	ODP PLAN	A CAIN
D	06/04/16	ODP PLAN	A CAIN
C	05/04/16	ODP PLAN	A CAIN
B	01/04/16	ODP PLAN	A CAIN
A	25/02/16	ODP PLAN	S SMITH

DRAFTED SRS	VERIFIED
APPROVED	
DATE	

PROJECT	TITLE
JUDITH PASCOE - 193 CREYKE ROAD, DARFIELD	PROPOSED OUTLINE DEVELOPMENT PLAN TOTAL AREA - 12.95ha
SHEET 1 OF 1	

INFORMATION ONLY	
PROJECT NO 12777	
SCALE 1 : 2500 (A3)	SIZE A3
DRAWING NO ODP - 01	REV F